

## DOWNTOWN COMMISSION RESULTS

Office of the Director  
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**Tuesday, October 20, 2015**  
**77 N. Front Street, Stat Room (Lower Level)**

Planning Division  
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Downtown Commission  
Daniel J. Thomas (Staff)  
Urban Design Manager  
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### **I. Attendance**

Present: Steve Wittmann (Chair), Otto Beatty, Jr., Michael Brown, Tedd Hardesty, , Robert Loversidge, Mike Lusk, Jana Maniace, Danni Palmore

Absent: Kyle Katz

City Staff: Daniel Thomas, Dan Bletchschmidt, , Bud Braughton, Kelly Scocco, D.W. Route, Mollie O'Donnell

### **II. Approval of the September 22, 2015 Downtown Commission Meeting Results**

Move to approve (8-0)

### **III. Requests for Certificate of Appropriateness** **Return of cases that have already been approved**

#### **Case 1 15-10-1**

**Address:** Main Library, 96 S. Grant Avenue

**Applicant & Property Owner:** Columbus Metropolitan Library

**Design Professionals:** Virginia Overton (Artist)

MKSK – Karen McCoy (Landscape Architect)

**Request** CC3359.07 (A)

Certificate of Appropriateness for special fountain in the rear plaza opens up the rear of the library to Topiary Park. The fountain utilizes marble recovered from the former façade.

*The library renovation was presented on a conceptual basis to the Downtown Commission on October 21, 2014 and on December 16, 2014 for Certificate of Appropriateness for exterior building improvements. Landscape and site improvements were approved on January 28, 2015*

#### **Discussion**

Materials were shown. Some concerns with possible slippage were expressed. In general, the Commissioner reacted very favorably.

#### **Result**

Move to approve (7-1-0) Loversidge abstaining

**Case #2 15-10-2**

2:19

**Address:** 223 E. Town Street

**Applicant and Property Owner:** Bluestone Brothers, US, Inc.

**Attorney:** Scott Benjamin Birrer, Esq.

**Design Professional :** Berardi + Partners

**Request:**

Certificate of Appropriateness for streetscape details for the construction of new building with ground floor retail and four stories of apartments above. Parking in the rear with amenity deck above. The applicant is bringing back details as listed below. CC3359.05(C)1, 3359.23

**Modifications per September 22, 2015 Commission Meeting (Conditioned base upon submission of requested details – see attached results)**

- Provided revised Landscaped Plan and details per the newly adopted Downtown Streetscape Standards.
- Provided Specification Sheet for the Parking Garage Screening; actual sample to be provided at the Commission Meeting on 10/20
- Provided documentation due to a design revision on the northwest corner of the building

**Discussion**

The new submission reflects the new streetscape standards. Planting strips were provided with clearances from parking meters. Three different tree species are under consideration. A 6 ft. walk will occur and in order to accommodate this width a 2 inch caliper tree was asked for. ML – expressed concern that the trees might block out commercial signage. TH – Benefits of a 4 inch caliper tree. Concern @ 2 inches, vandalism and holding up, in general. Suggests that you push for the maximum the caliper that will work (maybe 3 in.). Public Service will be the primary reviewer. RL – Application says 4 in. trees. TH – there is some flexibility. JM – Questions @ railings, which are reflected in packet. Will return for signage.

**Result**

Motion to approve (8-0)

**IV. Final Review for Certificate of Appropriateness for New Construction  
Conceptual Reviews have already occurred**

**Case #3 15-10-3**

15:00

**Address:** 650 West Nationwide Blvd.

**Applicant:** Central Outpost Partners, LLC

**Property Owner:** City of Columbus

**Attorney:** Connie Klema

**Design Professional :** Berardi Partners (Apartments & Parking Deck), M & A Architects (Office)

**Request:**

Final review for a mixed use project comprised of office, structured parking, apartments and surface parking. See statement below. Project will necessitate the demolition of City of Columbus Buildings (Facilities Management / Public Services) CC3359.05(C), 3359.23

*This project was conceptually reviewed by the Commission in May of this year. Attached are Results from that meeting.*

## Discussion

Clarification as to whether this is final or conceptual (conceptual). Jeff Borrer, Borrer Properties, along with Rucelli. 104,000sf office bldg., 2 deck parking and 300 unit apartments. Permission to demolish 7 buildings to be vacated by the City of Columbus. Will be back later for approval on City park, landscaping, lighting and signage. Matt Cantberry – contextual setting. Bridge will be built across the river to bike path. Office Bldg. – taking some cues from the Arena District. 30 ft. walkways separate all three buildings. This allows for connectivity. Garage (321 spaces) will be multi-purpose – parking for the office and for any retail use as well as overflow with the apartments. Features - 304 residential units, amenity deck in the middle, public park in the rear, 10' buffer between park and property, parking surface will be 3' below surface of the park. Parking for the residences is separated from parking for the offices. JM – concern with off-season appearance of the deck and what type of paving. Likes use of columns. More room for trees on surface might be desirable.

SW – curious about final design for the street. A. – City project with turnaround. Final design has not yet been accomplished. Car and three-way truck turn around. RL – boundaries of the park? A – 10 ft. outside of project area. Commission will see a final landscaping plan at a later date., as well as lighting and signage. Park is bordered on the north by I-670 and Municipal Power to the south. The new bridge would connect up with the Olentangy bike trail

RL – Schedule? – A – Under construction in spring. Spring of 2017 for occupancy of garage and office. SW – Road network / infrastructure? A. Currently, a City project, EMH&T doing the engineering. Outpost Drive is also being done by EMH&T. George Berardi – discussion of materials. JM – is there any way you could get a wrapped window that would make the blank wall more interesting? A – we are sensitive about not looking at the wires. RL – what are the plans for the NRI property? Jim Rost, NRI – we are still in the planning process for this property. We see this primarily as residential, but the character and type, we don't know.

RL – I'm having trouble with final approval not having a site plan, not understanding the surrounding context. A – we can answer anything within our footprint. RL – do we have anything about the buildings we are going to demolish? A – that can be provided. There is a site plan within the construction document as well as a contextual plan that was provided during conceptual review. The other aspects are in the process of design and consideration. GB – there are other components of design that are outside of our scope such as the park. A – Outpost will be developed according to City standards. SW – City Engr? Dan B. – City is currently in the scoping phase. SW – how big a hurry are you with this? A. – would like to start demolition in January. SW – I'm concerned about this road thing. A – we've been working with NRI about the nature of the end of Nationwide Blvd. and we'd be happy to bring back those efforts. SW – in summary, this is a good project, the Commission likes it. The road isn't settled. We're almost putting the cart before the horse. Maybe we should push the City to do it. A – could you approve the basic scope of the architecture? We could come back next month and do an overall presentation on the roads and a general presentation on the park. RL – we've approved projects within the Arena District within the context of a detailed master plan. The west end of Nationwide Blvd. is a mystery to us. SW – I get it that you could have different outcomes, but at least deal with the infrastructure. A. – there is a "C" shape drop off at the end of the building with turnaround.

Jim Rost – we have been collaborating. We are comfortable with the situation with Outpost Rd., but we are not in control. What is important is that we have an appropriate terminus of Nationwide Blvd. We're excited about having a bridge across the Olentangy. Connectivity is important. A clear, defined segregation of the park is important and we need to work on that. TH – terminus seems to be scaled for daily and pedestrian use. A – roadway design has been approved by the Fire Division. A – intent is to have all parking in the structure for the park with the exception of some parallel parking. A. – we've worked things out with Fire for access points for emergency. MB – to approve a Certificate of Appropriateness for construction on the site with the applicant coming back for roads, park, landscaping, lighting, signage. Applicant will also come back for demolition documentation. OB – 2<sup>nd</sup>. RL – I would like to see the context of the project. City Recreation and Parks, City Traffic. TH – it's the public realm. A. Public realm needs to be approved on its own accord. There will be three separate public projects (Nationwide terminus, Outpost Rd., and public park) SW – are we going to tie these guys up until the City locks in? RL – we want to approve the building so you can move forward. Work with the people you are collaborating with to come back next month. TH – come back with the concept as understood today.

### **Result**

Motion to approve a Certificate of Appropriateness for construction on the site with the applicant coming back for roads, park, landscaping, lighting, signage. Applicant will also come back for demolition documentation. (8-0)

### **Case #4 15-10-4**

57:50

**Address:** 77 East Nationwide Blvd.

**Applicant:** Indus Hotels

David Kozar

**Property Owner:** HER, Inc.

**Attorney:** Jeffrey Brown

**Design Professional :** OHM Advisors, Architects

Gerry Bird, AIA, MBA

### **Request:**

Certificate of Appropriateness for a 12 story, 170 room Hilton (brand) Hotel. Construction at that location will necessitate the demolition of the 2 story HER Real Estate Building CC3359.05(C), 3359.23

*The Downtown Commission was presented a proposal at this location for a hotel at their January 2015 and May meetings. Please refer to the attached Results from the May meeting.*

### **Discussion**

The specific Hilton brand for this location has changed from Garden Inn to Canopy, a new upscale brand. A video on the brand was presented. Hilton rep spoke about luxury aspect of hotel. Canopy as “urbancentric”. Some attributes - wine tasting, roof top bar, a lot of natural light. There are currently 20 Canopies built or in the works.

Jeff Brown – 2 main issues – 1.) access and 2.) building design. Numerous meetings with Public Service over access. Design, such as slopes, have been worked out. Right turn in only. Sidewalk design will match what was there. The alley is not a very presentable place for a high class hotel. Gerry Bird – building presentation. Pedestrian accessible. The new building will respect the old

one in terms of lower level detailing the openings and brick materials. There will be a rooftop bar that is separated. JM – perhaps close in one of the two open bays. RL – how do you dress up the porte cochere? The terrace is on public property but will be leased from the City. There will be exceptional views to downtown – 12 stories.- 146 ft. tall.

RL – It's come a long way. Cleve Ricksecker – Capital Cross Roads Special Improvements District. A lot has been invested into the current median. The Lofts – obstructs views. 400 rooms next door. Traffic flow is still a problem – the alley is very pinched. Location of dumpster might be a problem. A. – valet choices could avoid problems. Queuing shouldn't be a problem. JB – there are only 168 rooms here. For the time being there will be multiple lots, maybe later this will move to one. City will sign no U turn. Lofts – what happens with neighboring views? A – we are trying to accommodate, trying to create an attractive patio, breakfast only kind of place. Traffic - - we have looked at the curb cuts and are comfortable with it. Jim Rost – additional pressure will be put on the alley in terms of traffic and trash pick-up. No commitment for future parking needs. DP – Canopy is urban and that is exciting. What about guest parking characteristics? (covered, secure, etc.) A. – No plans right now – valet. OB – we need to have hotels, with attracting conventions. ML – front door for visitors, don't enter off of back alleys. JR – valet operations could break down, we would like to see how parking will work. Indus – Hampton Inn experience – guest have 40% cars – it is our best interest to have parking that will work. How will alley work during construction. A. Lower sections will be built last. ML – move for approval, OB – 2<sup>nd</sup>. ML ML – suggest that if let side, second bay improvements

### **Result**

Motion to approve. (6-1-1) Wittmann - no, Brown - abstain

## **VI .Conceptual Reviews**

### **Case #5 15-10-5**

1:49:15

**Address:** 382-404 East Main Street

**Applicant and Architect:** M&A Architects Jamie Oberschlake

**Property Ownership (current):** 382 E. Main – K F IV Limited Partnership  
404 E. Main – Klean A Car Inc.

**(future):** Grant Hotel Partners LLC

**Attorney:** Jack Reynolds (Smith & Hale LLC)

### **Request:**

Conceptual for a mixed use project comprised of hotel, ground floor retail fronting Main Street and structured parking behind. CC3359.05(C)1, 3359.23

*Two buildings will be demolished (382 E. Main and 404 E. Main) in order to undertake this proposal.*

*The project was conceptually reviewed in August. Please refer to the attached Results*

### **Discussion**

Jack Reynolds – Rearticulated basic plan of hotel and retail. Traffic has already given preliminary approval of circulation. Parking and arrival for the hotel are on the second floor deck. SW – What have you done with your elevation changes? Last month's submittal shown. New submittal

changes shown. Materials, colors, and window sizes. Special areas articulated. Window sizes almost doubled. There will be lighting of windows – green. RL – Driveway directions? A. – one way, turns across Main St. will be allowed. Two way alley. One way right turn out. ML – wouldn't angling parking on the eastern side be preferable? A would lose parking. Will take a look. RL – I don't think that first parking space could be effectively used. SW, RL – some form of street level presence and readability for the hotel is needed. Lobby needs to be connected to the street. SW – bothered by the black ring at the top. This is a great improvement. MB – I like it. TH – problem with drive thru in downtown. How critical is drive thru? A – Donato's and McDonald's are right down the street. Fundamental for tenant. Also right out only. We could address door to the lobby area next month. RL – this area of downtown is becoming more urban. MB – lights are striking. DP – Have you touched base with neighboring church about use of Sunday lot, as Kleen-a-Kar has done. A. – yes.

### **Result**

Conceptual review only.

### **Case #6 15-10-6C**

2:13:00

**Address:** 72-90 North High Street

**Applicant:** Richard T. Day

**Property Owner:** Day Companies

**Design Professional :** Meyers & Associates Architects, contact: Nick Munoz

### **Request:**

Conceptual review for the renovation of three late 19<sup>th</sup> or early 20<sup>th</sup> Century commercial buildings (6, 4 & 6 stories) into apartments and street level retail. Project also includes the demolition of 90 N. High (the former Experience Columbus Building) and the construction of a promenade leading from High St. to Pearl St. CC3359.05(C)1, 3359.23

### **Discussion**

Ricky Day – preservation and renovation project that will be mixed use. Federal and state tax credits will be used. The side of the White-Haines Building will be opened up. Pearl Alley could potentially be extended from the south side of Gay. Meyers – (Dispatch Bldg. is not part of the project). The east facades facing Pearl will also be opened up.

The second phase was also shown to the north which had 6 levels of parking (300 to 375 spaces) and 6 more levels above. The will be retail space on High. The parking will be public. ML – I think it's great. TH – expectation of upgraded Streetscape. Edwards project is also across the street.

### **Result**

Conceptual review only.

### **Case #7 15-10-7C**

**Address:** 303 S. Front Street

2:23:26

**Applicant:** Mainline Partners, LLC

**Property Owner:** 303 South Front, LLC

**Design Professional :** M+A Architects

**Request:**

Conceptual review for the construction of new apart building with two level of structured parking and ground floor retail and four stories of apartments above and four level of apartments above. CC3359.05(C)1), 3359.23

*Would necessitate the demolition of a building (see below).*

**Discussion**

Current building is night club that has been closed and will be demolished. M&A – 2 levels of garage entered off of Ludlow and 4 levels of apartments. Separating pedestrian and vehicular. Lobby will be in upper right hand corner. 68 parking spaces. SW – like to encourage brick. Interesting use of materials. Brick makes a more timeless statement. MB – would like to move away from brick. DP – I’m glad you are doing *something* to that corner. TH – we are starting to get a nice mix of traditional and contemporary. JM – facades are articulated well, very sculptural. Good quality of materials. Wonder about the predominance of studios. TH – use of screen for garage is good, also a challenge. SW – change in elevation helps. A -South side has small deck. TH – consider planter along here.

**Result**

Conceptual review only.

**VII.Request for Certificate of Appropriateness for Advertising Mural****Case #8 15-10-8M**

2:32:50

**Things Remembered - Ad Mural**

**Address:** 154 N. Third Street (North Elevation)

**Applicant:** Outfront Media (Formerly CBS Outdoor)

**Property Owner:** JLP 150-156 N Third Street LLC

**Request:**

Design review and approval for installation of a vinyl mesh advertising mural to be located on the north elevation at 154 N. Third St. Proposed mural – Things Remembered - “Just for them. Only from you.” The Downtown Commission has previously approved other murals at this location, the current being Diamond Cellars – “Precision Set” . CC3359.07(D).

**Project Description**

**Dimensions of mural:** 15’W x 51’H Two dimensional, lit

**Term of installation:** Seeking approval from October 24 through December 31, 2015

**Area of mural:** 765 sf

**Approximate % of area that is text:** 2.2%

**Discussion**

An improvement over the current mural MB – motion to approve.

**Result**

Motion to approve (7-0)

## **VIII. “Area” Commission Recommendation**

### **Case #9 15-10-9**

2:34:40

**Location:** Ludlow Street from Long Street to Lafayette Street

**Applicant:** City of Columbus, Department of Public Services

**Property Owner:** City of Columbus

#### **Request:**

Recommendation from Downtown Commission to Public Services in regards to Public Service conversion from Two Way to One Way Street, N. Ludlow Street from W. Long Street to W. Lafayette Street, one way northerly.

#### **Discussion**

Dan Bletschmidt, City Div. of Traffic Management. Proposal is being done to address additional volume of traffic expected from the new City parking facility. Two way from Lafayette to Spring will be maintained (it is a little wider). There is an entrance to the garage only on Ludlow, no entrances off of Long or Front. ML – way finding to the garage would be desirable. Marconi garage representative would like to object to proposal. Adversely affects people leaving and trying to get to Long St. Two way conversion of Front Street is being considered. MB – I think that it would be confusing for an alley to be half one-way and half two-way. DB –Notifying property owners is part of the process. Marconi garage also operates the BWC garage. DB – the dynamics will change with all day traffic at the garage.

#### **Result**

Commission advocated that Traffic and the ownership get together to resolve their differences.

## **IX. Business / Discussion**

### **Harrison Smith Award**

#### **Public Forum**

Staff Certificates of Appropriateness have been issued since last meeting (September 22, 2015)

1. 60 E. Long St. – Apple iPhone 6 Ad Mural
2. 43 W. Long St. – Apple iPhone 6 Ad Mural
3. 285 N. Front St. – Apple iPhone 6 Ad Mural
4. 15 W. Cherry St. – Apple iPhone 6 Ad Mural
5. 35 W. Spring St. – Apple iPhone 6 Ad Mural
6. 17 S. High St. – Charity Newsies banner
7. 23 N. Fourth St. – SID Signage
8. 150 E. Gay St. – Sign
9. Huntington Park – Press Room alterations – not visible from outside
10. 555 W Goodale Blvd. – Generator for White Castle
11. 22 E. Mound St. – Sign, Blind Lady Tavern – HRC approval
12. 491 N. Park St. – Seasonal Tent
13. 17 S. High St. – Rebranding signs, Huntington – same locations

**If you have questions concerning this agenda, please contact Daniel Thomas, Urban Design Manager, Planning Division at 645-8404.**